



# SCHROEDER & WALLIS

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## Statement of Information

Single residential property located in the Melbourne metropolitan area

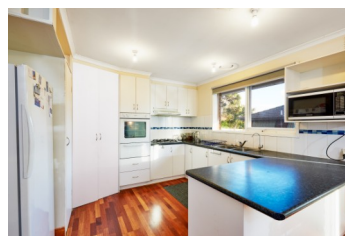
Property Offered for Sale: **5/22 Hutton Ave, Ferntree Gully 3156**

3 1 2

### Indicative Selling Price:

For the meaning of this price please see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range Between: **\$580,000 - \$638,000**



### Median Sale Price:

**\$536,250 for Units in Ferntree Gully**

Source: Real Estate Institute of Victoria (REIV) for the period April 2017 - June 2017

### Comparable Property Sales:

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Property Address				Sale Date	Sale Price
1/7 Stirling Street, Ferntree Gully	3	2	2	06/02/2017	\$581,000
2/25 Hutton Avenue, Ferntree Gully	3	1	1	14/03/2017	\$582,000
7/3 -5 Milton Street, Ferntree Gully	3	2	2	21/07/2017	\$600,000

*Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.*